

# \$474,900 - 2413 Riverbend Road, Edmonton

MLS® #E4448061

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,293 sqft  
Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Walk-Out Bungalow backing onto green space in Riverbend. Opportunity knocks! This well maintained half duplex bungalow is tucked away in an exclusive 18-unit complex and backs directly onto a manicured green space, offering privacy, tranquility, and stunning views year-round. Inside, youâ€™ll find a bright, open floor plan with vaulted ceilings, large windows, and main floor laundry for everyday convenience. The spacious primary bedroom features a 4-piece en-suite and walk-in closet. Central A/C keeps things comfortable, and the double attached garage includes a floor drain, perfect for our Alberta winters. Downstairs, the fully finished walk-out basement has an expansive recreation area, fireplace, full 4 piece bathroom and additional bedrooms, home office, or gym space. Original owners since it's construction, this home is in excellent condition and move-in ready. Located close to everything, shopping, transit, parks, and more. This is the lifestyle youâ€™ve been waiting for in sought-after Riverbend.

Built in 2000

## Essential Information

MLS® #	E4448061
Price	\$474,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	2413 Riverbend Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z2

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside,

Landscaped, Low Maintenance Landscape, No Back Lane, Playground  
Nearby, Private Setting, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$479

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